



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-3201
Type: Ordinance **Status:** Passed
File created: 4/19/2017 **In control:** City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 5-J at 1812 N Sawyer Ave - App No. 19191T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-J
Attachments: 1. O2017-3201.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

A line 450 feet south of the south line of West Cortland Street, North Sawyer Avenue, the alley west of North Sawyer Avenue, and a point 475.03 feet south of West Cortland Street.

To those of RT-4 Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1812 North Sawyer Avenue, Chicago, IL

NARRATIVE AND PLANS

FOR THE PROPOSED REZONING AT
1812 NORTH SAWYER AVENUE

The Application is to change zoning for 1812 North Sawyer Avenue from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct a three-story, four dwelling unit building. The footprint of the building shall be approximately 20 feet by 94 feet in size, and the building shall be 37 feet 9 inches high, as defined by City Code.

LOT AREA: 4,430 SQUARE FEET

FLOOR AREA RATIO: 1.18

BUILDING AREA: 5,220 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,305 SQUARE FEET PER DWELLING UNIT OFF-STREET PARKING:

THERE WILL BE FOUR OFF-STREET PARKING SPACES.

FRONT SETBACK: 15 FEET REAR SETBACK: 53 FEET 1 %

INCHES SIDE SETBACK: 2 FEET (North) 3 FEET (South) REAR

YARD OPEN SPACE: 318 SQUARE FEET BUILDING HEIGHT:

37 FEET 9 INCHES

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